

DOCUMENT NO. 5110  
ADOPTED 10/26/88  
SEE ALSO  
Doc. No. 5111

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF JAMES AND MARGARET WICKER  
PARCEL R-12-B-1 (326 MEDFORD STREET)  
CHARLESTOWN URBAN RENEWAL AREA (MA. PROJECT # R-55)

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, JAMES AND MARGARET WICKER, have expressed an interest in and have submitted a satisfactory proposal for the development of Parcel R-12-B-1 (326 Medford Street) in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That JAMES and MARGARET WICKER, be and hereby are tentatively designated as Redevelopers of Parcel R-12-B-1 (326 Medford Street) in the Charlestown Urban Renewal Area subject to:
  - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
  - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
  - (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:



- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and occupancy schedule.

2. That disposal of Parcel R-12-B-1 (326 Medford Street), Charlestown by negotiation is the appropriate method of making the land available for redevelopment and that the Director of the Authority be, and hereby is, authorized to execute an Early Entry Agreement to expedite the development of the parcel.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That JAMES AND MARGARET WICKER are hereby authorized to pursue any zoning variances that may be necessary, in order to expedite the commencement of this project.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

September 1, 1988

Mr. David J. Armanetti, Special Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. Armanetti:

Please accept this letter as a formal request to purchase a portion of Boston Redevelopment Authority Parcel R-12-B at 326 Medford Street, to use as off-street parking and yard space.

If you have any questions regarding this request, please feel free to call us. Thank you.

Sincerely,

*Margaret M. Wicker*

Mr. and Mrs. James Wicker  
43 Cook Street, Charlestown



PART I

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: JAMES D. & MARGARET M. WICKER
- b. Address and ZIP Code of Redeveloper: 43 COOK STREET  
CHARLESTOWN, MA. 02129
- c. IRS Number of Redeveloper: SSAN # 026-28-1520 (MARGARET)  
245-46-4557 (JAMES)
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY  
(Name of Local Public Agency)

is CHARLESTOWN URBAN RENEWAL PLAN (MA PROJ. AREA)  
(Name of Urban Renewal or Redevelopment Project Area) R-55

is in the City of CHARLESTOWN, State of MASSACHUSETTS  
is described as follows<sup>2</sup>

DISPOSITION PARCEL R-12B-1  
(964 SQUARE FEET)  
326 MILDFORD STREET)

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper is indicated below and is organized or operating under the laws of \_\_\_\_\_

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as \_\_\_\_\_
- ☐ A business association or a joint venture known as \_\_\_\_\_
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) \_\_\_\_\_

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of \_\_\_\_\_  
N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are as follows  
N/A

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. Use by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup> N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. N/A
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the name of each partner and the percent of interest or a description of the character and extent of interest. N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the name of each participant and the percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person or entity having an interest of more than 10%. N/A

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (If any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 and who gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this item 5. In such case, the information referred to in this item and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

N/A

- a. Total cost of any residential redevelopment. .... 3
- b. Cost per dwelling unit of any residential redevelopment. .... 3
- c. Total cost of any residential rehabilitation. .... 3
- d. Cost per dwelling unit of any residential rehabilitation. .... 3

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

TYPE AND SIZE OF DWELLING UNIT

ESTIMATE OF AVERAGE MONTHLY RENTAL

ESTIMATED AVERAGE SALE PRICE

N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals.

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices.

N/A

**CERTIFICATION**

I (We) \_\_\_\_\_

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: 7/25/88

Dated: 7/25/88

Margaret M. Wick  
Signature

James D. Wick  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

43 Cook Street CHARLESTOWN, MA 02129  
Address and ZIP Code

43 Cook Street CHARLESTOWN, MA 02129  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individuals if a partnership, by one of them if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certifications Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or not more than five years, or both, for knowingly and willfully making or using any false writing or document, the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any court of the United States.

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: JAMES D. & MARGARET M. WICKER  
b. Address and ZIP Code of Redeveloper: 43 COOK Street, CHARLESTOWN, MA 02129
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority  
(Name of Local Public Agency)

is CHARLESTOWN URBAN Renewal Plan (MA PROJ R-5)  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of CHARLESTOWN, State of MASSACHUSETTS  
is described as follows

DISPOSITION PARCEL R-12B-2  
45 COOK Street, CHARLESTOWN, MA.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm?  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

N/A

4. a. The financial condition of the Redeveloper, as of 7/25/88, 1988, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards based on a proper audit. If the date of the certified financial statement precedes the date of this mission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

N/A

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

N/A



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed work

a. In banks

NAME, ADDRESS, AND ZIP CODE OF BANK

NEWORLD BANK  
BOSTON, MA. 02110

AMOUNT  
\$4,400

b. By loans from affiliated or associated corporations or firms

NAME, ADDRESS, AND ZIP CODE OF SOURCE

N/A

AMOUNT  
\$

c. By sale of readily salable assets

DESCRIPTION

Home Mortgage

MARKET VALUE  
\$120,000

MORTGAGES OR LIENS  
\$79,000

7. Names and addresses of bank references

(Home Mortgage) BOSTON FEDERAL SAVINGS, P.O. BOX 399, LEXINGTON, MA.  
NEWORLD BANK, BOSTON, MA 02110 - (SAVINGS)  
SHAWMUT BANK, BOSTON, MA 02211 (CHECKING)

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members holders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7.0 Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper" been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion

N/A



b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a su capacity, for construction contractor or builder on undertakings comparable to the proposed redeve work. name of such employee, name and address of employer, title of position, and brief descriptio work: NO

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stock officer, director or trustee, or partner of such a redeveloper: NO

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

N/A

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder refused to enter into a contract after an award has been made, or failed to complete a construction development contract?

If Yes, explain:

☐ YES ☒ NO

c. Total amount of construction or development work performed by such contractor or builder during the three years: \$ \_\_\_\_\_.

General description of such work:

N/A

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO  
COMPLETE

N/A



a. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

N/A

AMOUNT

\$

DATE OF

12. Brief statement respecting equipment, experience, financial capacity, and other resources available such contractor or builder for the performance of the work involved in the redevelopment of the land specifying particularly the qualifications of the personnel, the nature of the equipment, and the past experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

### CERTIFICATION

I (We), JAMES D. & MARGARET M. WICKER, certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: 7/25/88

Margaret M. Wicker  
Signature

Dated: 7/25/88

James D. Wicker  
Signature

\_\_\_\_\_  
Title

43 COOK STREET CHARLESTOWN MA.  
Address and ZIP Code 02129

\_\_\_\_\_  
Title

43 COOK ST. CHARLESTOWN MA 02129  
Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or term of not more than five years, or both, for knowingly and willfully making or using any false writing or document, in the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department or agency of the United States Government.



**§ 40J. Disclosure statements of persons having beneficial interest in real property**

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12.

1980 Enactment. St.1980, c. 579, § 12, was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See, also, note under § 39A of this chapter.

**Library References**

Stas. c. 49.

C.J.S. §§ 145, 149, 150.

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST  
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: DISPOSITION PARCEL R-12A Charlestown
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: JAMES D. + MARGARET M. WICKER
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

JAMES D. WICKER 43 COOK ST. CHARLESTOWN, MA 0212

MARGARET M. WICKER 43 COOK ST. CHARLESTOWN, MA 0212

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury.

Signed: James D. Wicker

Date: 7/25/88



DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for a project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when and what type of property?

CURRENT  
43 COOK St. CHARLESTOWN, MA. 02129 - RESIDENTIAL

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crime currently under indictment for any such crimes?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

25<sup>th</sup> Day of July, 1988

SIGNATURE:

Margaret M. Wickes & James D. Wickes

ADDRESS: 43 Cook Street, CHARLESTOWN, MA. 02129



PART I

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: GILBERT + JOANNE LEATHERTON
- b. Address and ZIP Code of Redeveloper: 41 COOK STREET  
CHARLESTOWN MA 02129
- c. IRS Number of Redeveloper: 027-38-8050
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

is CHARLESTOWN (MA PROJECT # R-55)  
(Name of Urban Renewal or Redevelopment Project Area)

is in the City of BOSTON, State of MA  
is described as follows<sup>2</sup>

DISPOSITION PARCEL R-12-B-2  
(801 SQUARE FEET)

(326 MEDFORD STREET, CHARLESTOWN)

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has indicated below and is organized or operating under the laws of \_\_\_\_\_

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

N/A

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of \_\_\_\_\_
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are as follows

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. Use of metes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 who gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

MR + MRS GILBERT LEATHERTON

OWNERS (100%)

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabili

TYPE AND SIZE OF DWELLING UNIT

ESTIMATE AVERAGE  
MONTHLY RENTAL

ESTIMATED AVERAGE  
SALE PRICE

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in going estimates of sales prices:

### CERTIFICATION

I (We), MR + MRS GILBERT LEATHERTON  
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) and belief.<sup>2</sup>

Dated: OCTOBER 1, 1988

Dated: OCTOBER 1, 1988

MR GILBERT LEATHERTON

Signature

Gilbert Leatherton

Title

MRS JOANNE LEATHERTON

Signature

Joanne Leatherton

Title

41 COOK ST CTOWN 02129

Address and ZIP Code

41 COOK ST CTOWN 02128

Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individuals if a partnership, by one of them; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any part of the United States.



PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: MRT+MRS GILBERT LEATHERTON
- b. Address and ZIP Code of Redeveloper: 41 COOK ST  
CHARLESTOWN MA 02129
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY  
(Name of Local Public Agency)

in CHARLESTOWN (MA PROJECT # R-55)  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MA  
is described as follows:

DISPOSITION PARCEL R-12-B-2  
(801 SQUARE FEET)

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firms? ☐ YES ☒ NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of \_\_\_\_\_, 19\_\_\_\_, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards based on a proper audit. If the date of the certified financial statement precedes the date of this mission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed under-

a. Is bank:

NAME, ADDRESS, AND ZIP CODE OF BANK

CHARLESTOWN COOPERATIVE BANK

AMOUNT

\$ 6,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

41 COOK STREET (HOME)  
320 MCDONALD ST (LAND)

\$ 175,000  
\$ 15,000

\$ 12,000  
—

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation, or the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, holders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach an explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:



b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a sub capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stock officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder refused to enter into a contract after an award has been made, or failed to complete a construction development contract?

☐ YES ☒ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the three years: \$ \_\_\_\_\_.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO  
COMPLETE



c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OF

12. Brief statement respecting equipment, experience, financial capacity, and other resources available such contractor or builder for the performance of the work involved in the redevelopment of the land specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

**CERTIFICATION**

I (We) MR + MRS GILBERT LEATHERTON

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: OCTOBER 1, 1988  
Gilbert Leatherton  
Signature

Dated: OCTOBER 1, 1988  
Janne Leatherton  
Signature

Title

Title

41 COOK ST CTOWN 02129  
Address and ZIP Code

41 COOK ST CTOWN 02129  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

<sup>2</sup> Punalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, or the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department or Agency of the United States.



§ 40I. Disclosure statements of persons having beneficial interest in real property

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12.

1980 Enactment. St.1980, c. 579, § 12, was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See, also, notes under § 39A of this chapter.

Library References

Stas. #49.

C.J.S. §§ 143, 149, 150.



DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST  
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: PARCEL R-12-B-2 (326 MEDFORD ST)
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: \_\_\_\_\_
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

MR GILBERT LEATHURTON

MRS JOANNE LEATHURTON

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury.

Signed: Gilbert Leathurton

Date: OCTOBER 1, 1988



C. DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when and what type of property?

YES (41 COOK ST [HOME]) (320 MEDFORD PLANO)

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crime currently under indictment for any such crimes?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

FIRST Day of OCTOBER, 1988

SIGNATURE:

Gilbert E. Thornton

ADDRESS:

41 COOK ST CHARLESTOWN



MEMORANDUM

# 14  
OCTOBER 26, 1988  
Doc. 5110

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR  
HARBOR PLANNING AND DEVELOPMENT  
DAVID J. ARMANETTI, SPECIAL ASSISTANT  
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT #R-55)  
DISPOSITION PARCEL R-12-B (326 MEDFORD STREET)  
TENTATIVE DESIGNATION OF REDEVELOPERS

SUMMARY: Memorandum requesting the granting of Tentative Designation as redeveloper to Mr. and Mrs. James Wicker and Mr. and Mrs. Gilbert Eatherton, on respective portions of parcel R-12-B within the Charlestown Urban Renewal Area, for the purposes of improving the parcel as off-street parking and yard space.

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Disposition Parcel R-12-B, consisting of 1,765 square feet, is located at the corner of Cook and Medford Streets within the Charlestown Urban Renewal Area (see map). The area was formerly part of Parcel R-12, acquired during the original land assembly process of Urban Renewal, but prior dispositions have left this small, vacant, corner lot as the only portion of Parcel R-12 that has yet to be designated and conveyed. Recently, staff has received formal requests from both direct abutments to the parcel, asking to purchase portions of the parcel for the purposes of improving the parcel as off-street parking and yard space (see attached letters).

Since that time, staff has met with both interested parties, and has arrived at an arrangement which is both acceptable to them and beneficial to the Authority and the City of Boston. The recommended action is to subdivide the parcel (roughly in half) and designate the respective portions to the abutments for use as off-street parking and yard space.

- o Mr. and Mrs. James Wicker, of 43 Cook Street, are recommended as redevelopers of the 964 square foot northern portion of the parcel (to be known as Parcel R-12-B-1), for improvement as off-street parking and yard space in conjunction with their existing abutting single family residence (see map). The Wicker's have completed a Redeveloper's Statement for Public Disclosure (HUD Form 6004) [attached], and have exhibited the necessary resources and ability to complete their portions of the project as proposed.



- o Mr. and Mrs. Gilbert Eatherton, of 47 Cook Stret, are recommended as redevelopers of the 801 square foot southern portion of the parcel (to be known as Parcel R-12-B-2), for improvement as off-street parking and yard space in conjunction with their proposed abutting local business use at 320 Medford Street (see map). The Eatherton's have completed a Redeveloper's Statement of Public Disclosure (HUD Form 6004) [attached], and have exhibited the necessary resources and ability to complete their portion of the project as proposed.

As the disposition of Parcel R-12-B in this manner will greatly improve the use and appearance of the parcel and the area, will further the Authority's goals of disposing the remaining unbuildable Urban Renewal Disposition Parcels to abutting landowners, and will generate revenue to both the Authority (in disposition proceeds) and the City of Boston (in future property taxes), and as the applying parties have proven the desire and resources necessary to improve the parcel as such, it is recommended that Tentative Designation as Redeveloper be granted to Mr. and Mrs. James Wicker and Mr. and Mrs. Gilbert Eatherton for respective portions of Charlestown Disposition Parcel R-12-B, for use as off-street parking and yard space.

Appropriate Resolutions are Attached.



BOSTON REDEVELOPMENT AUTHORITY  
PARCEL R-12D  
Area = 2854 Sq. Ft.

Street Line

N 28° 29' 09" E

(PUBLIC 39.25' WIDTH) COOK ST.

N 50° 30' E  
E 77° 50' S

Street Line  
r 200' Survey Line

200' N 28° 29' 09" E 67.26'

207' 308'

POST DESIGNATION CONDITIONS

MEDFORD ST.

A = 89° 20' 00"  
R = 600'  
T = 593'  
L = 936'

3538

5025

PARCEL  
R-12-B-1  
(964 sf)  
(WICKER)

PARCEL  
R-12-B-2  
(801 sf)  
(EATHERTON)

REMAINING  
EATHERTON  
(1,428 sf)

WICKER  
RESIDENCE

562° 37' 09" E  
50.01'  
EATHERTON  
RESIDENCE

50.00'  
561° 25' 28" E  
50.00'  
561° 25' 28" E  
50.00'

Frederick C. Prince  
Barbara Prince

BOSTON REDEVELOPMENT  
AUTHORITY  
R-12A

John J. Regan

Arthur McLaughlin

Francesca Fratalia  
Gloria Fratalia

ALLSTON ST.

THORITY



BOSTON REDEVELOPMENT AUTHORITY  
 PARCEL R-12D  
 Area = 2854 Sq. Ft.

Street Line

(PUBLIC 39.25' WIDTH) COOK ST.

N 28° 29' 09" E

Survey Line

N 50° 32' 00" E  
 E 77° 58' 00" S

50'

207'

PRE-DESIGNATION CONDITIONS

94.65'

S 60° 45' 00" E

32.38'

499'

EXISTING BRA PARCEL

R-12-B (1,765 sf)

EXISTING

EATHERTON LOT  
 (1,428 sf)

EXISTING WICKER  
 RESIDENCE  
 (43 COOK STREET)

Fence On Line

46.08'

S 62° 37' 09" E  
 50.01'

EXISTING  
 EATHERTON  
 RESIDENCE  
 (47 COOK STREET)

Bk 0.03'  
 John J. Regan

Bk 0.04'

Bk 0.87'

Bk 5.88'

Arthur McLaughlin

Bk 5.75'

Bk 4.99'

Francesco Fratalia  
 Gloria Fratalia

50.00'  
 S 61° 25' 28" E  
 S 61° 25' 28" E  
 50.00'

Wd. Fence

Frederick C. Prince  
 Barbara Prince

Fence?

BOSTON REDEVELOPMENT  
 AUTHORITY

R-12A

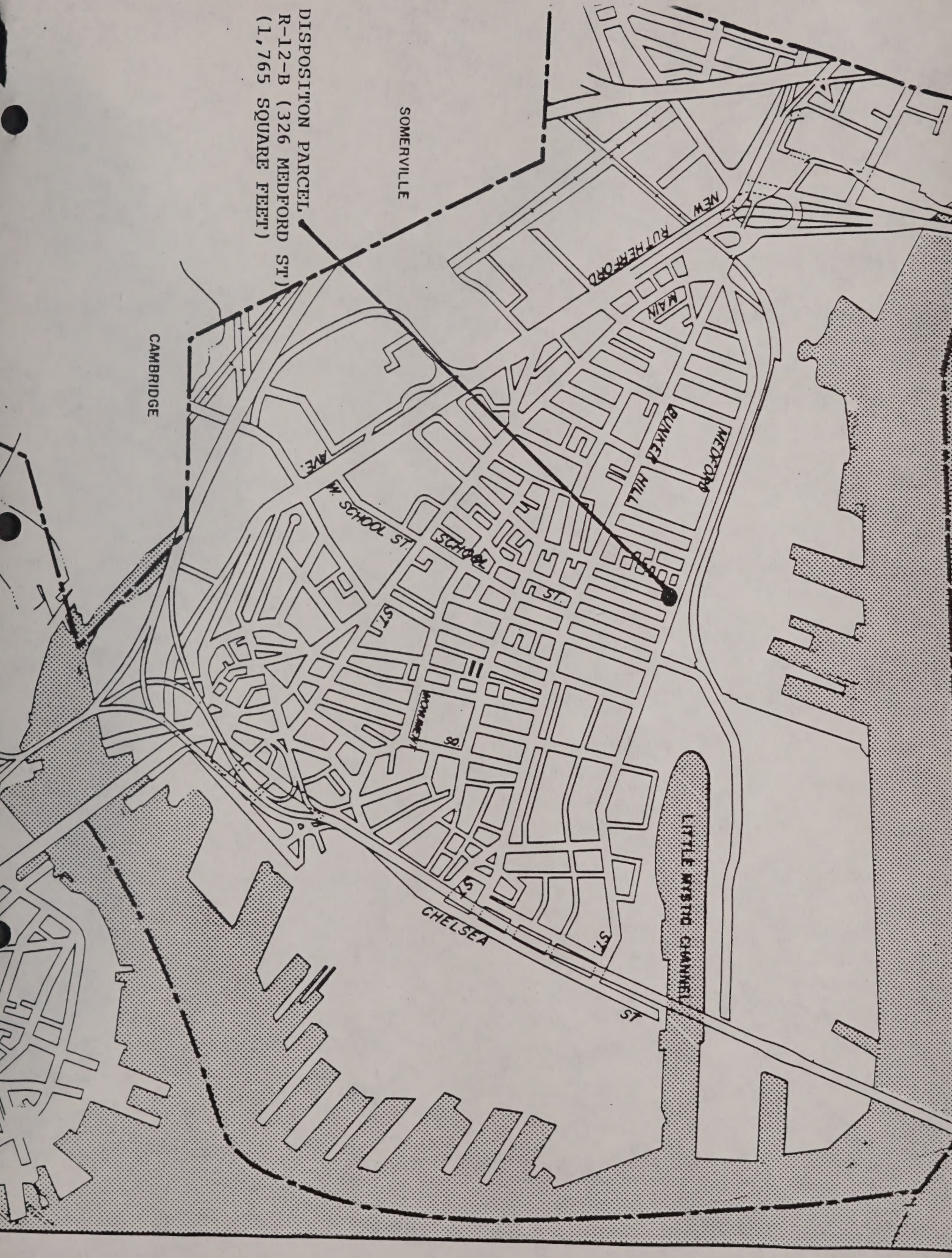
ALLSTON ST.

N 89° 20' 00" E  
 E 60° 00' 00" S  
 T = 54.3'  
 L = 9.36'

5025

THORITY





DISPOSITION PARCEL,  
R-12-B (326 MEDFORD ST)  
(1,765 SQUARE FEET)

SOMERVILLE

CAMBRIDGE

NEW  
RUTHERFORD  
MAIN

MEDFORD  
BUNKER HILL

W. SCHOOL ST  
SCHOOL ST

CHELSEA

LITTLE WESTING CHANNEL